

## Lettings property brochure



101 - 103 High Street, Margate, Kent, CT9 1JT

Rental £17,500 Per Annum

High Street location

8.59m Frontage

18.05m Depth

Flexible terms

EPC rating D

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m²): 232  
Building complexity (BOS level): 3  
Building emission rate (kgCO<sub>2</sub>e/m² per year): 92.07  
Primary energy use (kWh/m² per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
35 if newly built  
104 if typical of the existing stock

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 01843 222700

 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### Fees Payable

#### Holding Deposit:

Once you have found a property and had your offer to rent accepted, subject to contract, you will be required to pay the equivalent of one week's rent; the holding deposit is non-refundable in the event any of the following:

1. You decline to proceed with the tenancy
2. You fail the Right to Rent check
3. You provide a false or misleading statement for referencing purposes
4. You do not enter into a tenancy agreement or confirm a moving date within 15 days ("deadline for Agreement") of the payment  
nb: you may have the option to enter into a written agreement to extend this deadline if it is agreeable by all parties

You will be required to submit your documentation and details to a nominated independent Referencing Company who will carry out an identity check, credit check, Right to Rent check, seek employer, accountant and landlord references.

All occupiers over the age of 18 may be required to be referenced. If referencing is successful the one week's rent will form part of your first rent payment and the balance of this and a 5 week deposit will also be payable prior to completion.

#### Company or Commercial Let:

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

#### Methods of payment:

Bank transfer: Our bank details will be supplied to you upon request to enable you to make a direct transfer to our account

Debit card: Please allow 3 banking days for payment to clear into our account

### The Property

HIGH STREET RETAIL! Set on the main high Street of Margate, close to large retailers such as Boots, McDonalds and Costa. Oakwood commercial are delighted to offer this large retail premises suitable for a variety of purposes. Currently, laid out as a large open plan area it has a Internal Frontage of 8.5M (Over 27ft) and is over 18m (Over 59ft) deep. There is also rear access.

### The Accommodation

#### Ground Floor:

Shop Frontage: 8.49M (27'10")

Shop Depth: 18.05m (59'2")

Rateable Value: £21,500.

Term: New Full repair and Insuring lease. Terms to be agreed

### Key Features

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### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LET0002843



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